

# CRANBROOK

KENT



# Cranbrook Kent TN17 3NJ

This well presented family home is located within the much sought after Wealden town of Cranbrook.

To the front of the property, the drive leads to the garage and provides ample off road parking. The delightful well stocked garden is laid to lawn with mature flower and shrub beds enclosed by a manicured hedge. The enclosed garden to the rear provides areas of terrace ideal for outside entertaining, a lawn and mature flower and shrub beds. A second garage is accessed from the garden and the drive provides additional parking.

- Detached Family Home
- Sitting Room with Bay Window
- Family Room
- Garden/Dining Room
- Fitted Kitchen with Preparation Area
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Delightful Enclosed Gardens
- Two Garages and Off Road Parking
- Walking Distance to Town Centre
- Cranbrook School Catchment Area



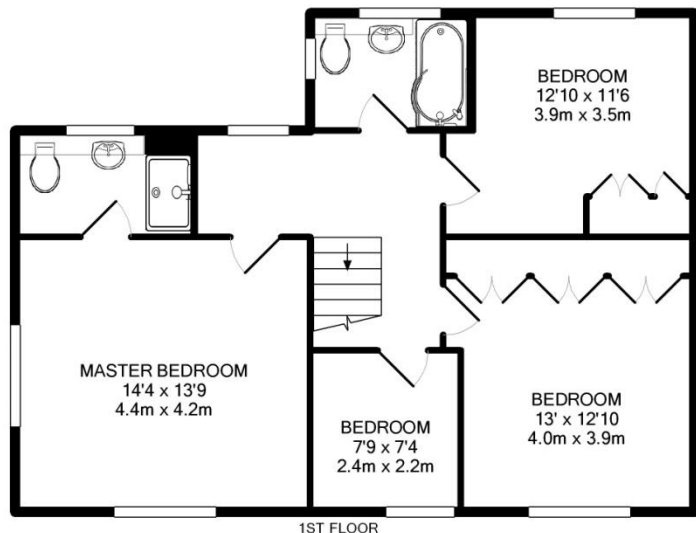
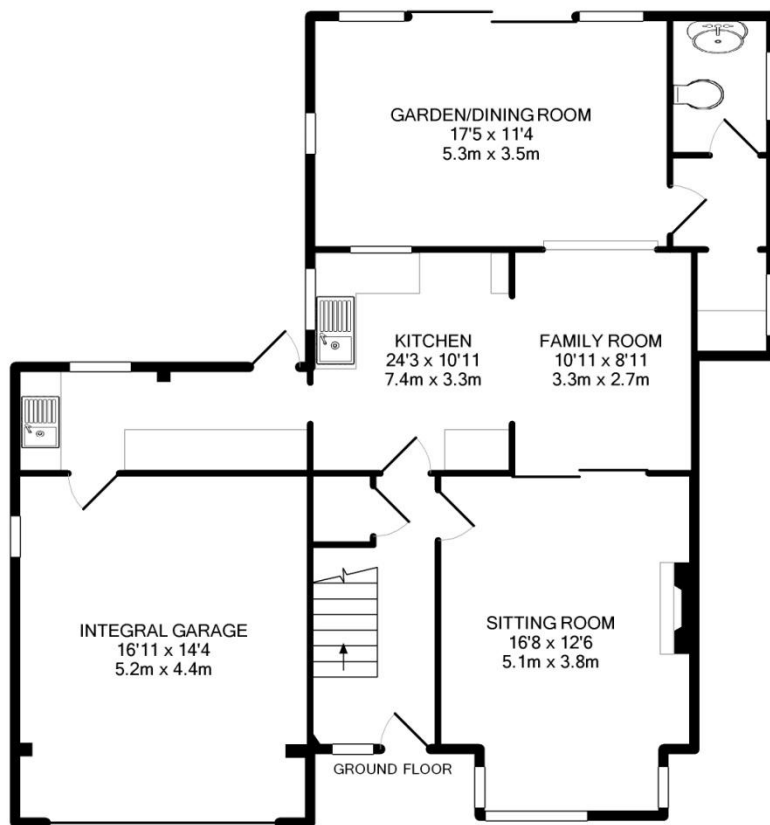












TOTAL APPROX. INTERNAL FLOOR AREA 1779.3SQ.FT. (165.3SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014



# Energy Performance Certificate



1, Oatfield Drive, CRANBROOK, TN17 3NJ

**Dwelling type:** Detached house  
**Date of assessment:** 14 May 2014  
**Date of certificate:** 14 May 2014  
**Reference number:** 8424-7225-2040-3314-3992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 140 m<sup>2</sup>

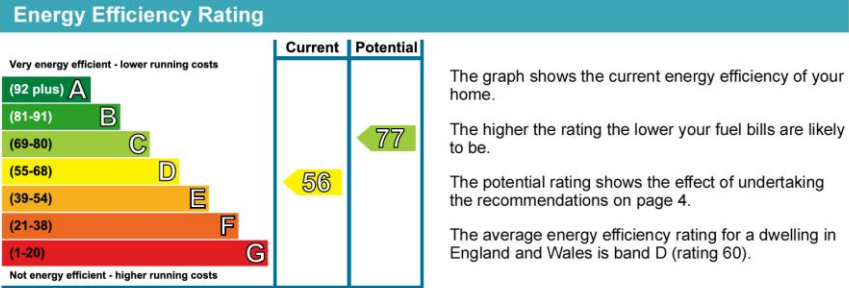
**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,260
Over 3 years you could save	£ 1,158

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 213 over 3 years	
Heating	£ 3,438 over 3 years	£ 2,625 over 3 years	
Hot Water	£ 399 over 3 years	£ 264 over 3 years	
Totals	£ 4,260	£ 3,102	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 528	✓
2 Floor insulation	£800 - £1,200	£ 327	✓
3 Low energy lighting for all fixed outlets	£160	£ 177	

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band E

This property is offered with the benefit of no chain.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
Fax: 01580 715122  
Email: [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

**Misrepresentation Act 1967.** This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.